

ZONING AND BUILDING AGENDA

FEBRUARY 7, 2002

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

243647 DOCKET #7152 - MOHAMMAD REZA BASTANIPOUR, Owner, 737 North Western Avenue, Chicago, Illinois 60612, Application (No. MA-21-06; Z01061). Submitted by Barry Ash, Ash, Anos, Freedman & Logan, 77 West Washington Street, Suite 1211, Chicago, Illinois 60602. Seeking a MAP AMENDMENT from the C-4 General Commercial District to the C-6 Automotive Service District for used car sales in Section 29 of Leyden Township. Property consists of 0.35 of an acre on the southwest corner at Diversey Avenue and Mannheim Road. Intended use: Used car sales. **Recommendation: The Zoning Board of Appeals recommends to the Cook County Board of Commissioners that the proposed amendment be granted in accord with our findings and recommendations presented herewith.**

The Zoning Board of Appeals received a letter of concern from the Township Supervisor regarding safety and traffic of prospective buyers "test driving" vehicles.

The above application docket #7152 was deferred at the meetings of December 18, 2002 and January 24, 2002.

244099 DOCKET #7159 & 7160 - VINCENZO D'ADDOSIO, Owner, 4935 North Harold Street, Schiller Park, Illinois, 60176, Application (No. SU-21-15; Z01067). Submitted by Barry Ash, Ash, Anos, Freedman & Logan, L.L.C., 77 West Washington Boulevard, Suite 1211, Chicago, Illinois 60602. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for a night watchman's residence a Variation to reduce the front yard setback from the required 30 feet to 3 feet for (existing building detached garage, and reduce distance between principal and accessory structures from required 10 feet to 8 feet in the C-4 General Commercial District see companion V-21-47) in Section 29 of Leyden Township. Property consists of approximately .21 of an acre located on the north side of Schubert Avenue approximately 139.6 feet west of Mannheim Road in Leyden Township. Intended use: The property is improved with a single frame residence, a frame garage and gravel drives. The use of the property is to be a residential home and the garage is to be used for the storage of commercial trucks. **RECOMMENDATION: The Zoning Board of Appeals recommends to the Cook County Board of Commissioners that the Special Use for Unique Use for a night watchman's residence in the C-4 General Commercial District be granted with the conditions as set forth. If the Special Use for Unique Use is granted by the County Board of Commissioners, this Board shall consider these findings a grant of the requested Variation. If the foregoing is granted, all the pertinent records, maps and Comprehensive Plan shall be changed.**

The above application docket #7159 and #7160 was deferred at the meetings of December 18, 2001 and January 24, 2002.

* The next regularly scheduled meeting is presently set for Thursday, February 21, 2002.